



Village of Mount Prospect  
Community Development Department  
50 S. Emerson Street  
Mount Prospect, Illinois 60056  
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## **Detached Garage Supplement**

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### **PERMIT SUBMITTAL REQUIREMENTS:**

- 4 complete sets of plans, including foundation, framing, siding, roofing, wall sections, and electrical information.
- 4 copies of plat survey, with the garage drawn to scale.
- The electrical work must be done by a Village of Mount Prospect Licensed Electrician. If the homeowner can provide verification of adequate knowledge and experience, they may perform the electrical installation.

### **PERMITTED GARAGE LOCATIONS**

- Lots which are greater than 55' in width - at least 5' from the rear and interior side property lines.
- Lots which are 55' in width or less - at least 3' from any interior side or rear lot lines.
- Detached garages must be at least 20' from the exterior side property line (25' in RX District).
- Detached garages cannot be constructed in any easement.
- Detached garages must be at least 10' from the principal structure (can be up to 3' from the principal structure if the garage is provided with 5/8" drywall on the interior walls and ceiling)
- Maximum height above finished grade is 15' (height is measured from finished grade to peak).
- Maximum allowable size is 672 square feet

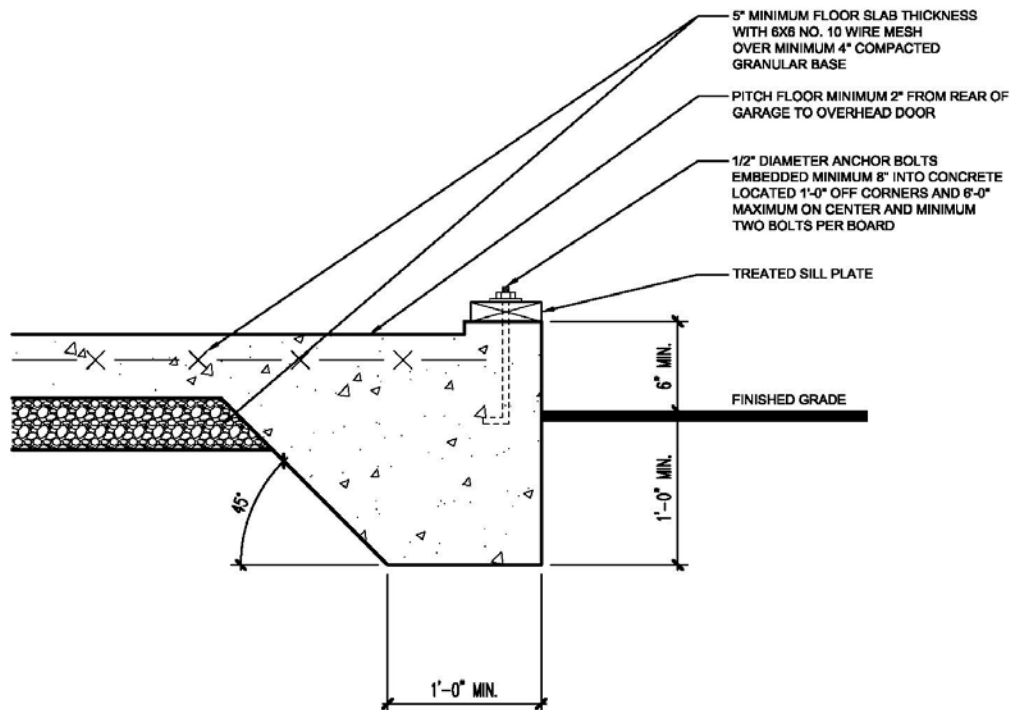
### **CONSTRUCTION STANDARDS (Sec. 21.106 code excerpt)**

- Garage floors must be a minimum of 5" thick concrete, reinforced with #10 wire mesh, and installed on a minimum sub-base of 4" crushed stone. They must be constructed so as to provide a minimum 2" slope from the rear to the front.
- Footings must be not less than 12" in depth and width, and must extend around the entire perimeter of the slab for frame construction. Brick construction walls require a full foundation not less than 42" deep. All footings and sub-base must be placed on undisturbed, inorganic soil capable of bearing the designed loads.
- Roof sheathing of not less than 1/2" thick plywood or 1" thick nominal size tongue and groove sheathing.
- Floor drains are not allowed unless connected to a triple basin interceptor.
- Sill plates connecting the walls to the concrete must be bolted to the foundation and must be pressure treated to resist decay. Bolts must be not less than 1/2" in diameter and spaced at 6' centers and not more than 1' from each corner. Bolts must extend into the concrete 8" or more.



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- Wall studs must be spaced at not more than 16" on center and securely fastened to the bottom plate. A double top plate is required and all wall studs and plates must be a minimum of 2" by 4". Doubling of studs is required at all corners and jambs of opening more than 3' in width. Each corner is to be wind-braced outward in 2 directions to a minimum of 4' from corner. Wind bracing must be either 1/2" cdx plywood sheathing or a minimum of 1" x 4" and notched into the studding.
- All roof rafters must be at least 2" x 6" and spaced not more than 16" o.c. Ridge board of a size not less than 2" x 6" is required. Ceiling/Collar ties of at least 2" x 6" spaced evenly with a minimum of three ties at no more than 4' on center are required.
- Double 2" x 12" headers required over main doors 9' or less in width and Microllam LVL headers on doors up to 17' in width for non-bearing walls. Bearing walls must be provided with headers designed to support the loads imposed.
- A service door of not less than 2'6" x 6'8" and at least one window with a minimum opening area of 5 square feet is required on all garages.
- Garages must contain a minimum of the following electrical equipment:
  - One GFCI protected receptacle (all additional receptacles shall be GFCI protected as well)
  - One ceiling or wall light fixture
  - One switch for light fixture



**TYPICAL THICKENED FOUNDATION DETAIL**



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